

20230228000054670
02/28/2023 10:20:58 AM
QCDEED 1/3

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:

STATE OF ALABAMA,
COUNTY OF SHELBY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLAR AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Bobbie R. Wilson**, a unmarried woman and **Rodney G. Brown**, a married man, hereby remises, releases, quit claims, grants, sells, and conveys to **API Highway 31, LLC** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 3 day of February, 2023.

Bobbie R. Wilson
Bobbie R. Wilson

Rodney G. Brown
Rodney G. Brown

STATE OF ALABAMA
COUNTY OF Shelby

I, Stacey Broadhead, a Notary Public in and for said County, in said State, hereby certify that **Bobbie R. Wilson**, whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of February, 2023.

Stacey Broadhead
Notary Public
My Commission Expires: September 28, 2026

STATE OF ALABAMA
COUNTY OF Shelby

I, Stacey Broadhead, a Notary Public in and for said County, in said State, hereby certify that **Rodney G. Brown**, whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of February, 2023.

Stacey Broadhead
Notary Public
My Commission Expires: September 28, 2026

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the NW corner of NW 1/4 of SW 1/4 of Section 1, Township 21 South, Range 3 West; running South 1 degrees and 45 seconds East 210 feet; thence East parallel with said 40 line 525 feet to point of beginning; running in a Southerly direction parallel with said 40 line 465 feet; thence in an Easterly direction parallel with said 40 line on the North 150 feet; thence in a Northerly direction parallel with said 40 line on the West 465 feet; thence in a Westerly direction parallel with said 40 line on the North 150 feet to point of beginning.

LESS AND EXCEPT THAT PORTION conveyed to Fayette Hicks by deed recorded in Deed Book 203, Page 161, in Probate Office of Shelby County, Alabama, being more particularly described as follows:

Beginning at the NW corner of NW 1/4 of SW 1/4 of Section 1, Township 21 South, Range 3 West, and run South 1 degree 45 seconds East 210 feet; thence East parallel with said 40-line 525 feet; thence South and parallel with said 40 line 255 feet to point of beginning; thence run South 210 feet; thence run East 75 feet; thence run North 210 feet; thence run West 75 feet to point of beginning.

LESS AND EXCEPT THAT PORTION conveyed to Amos Booker and wife, Ella Bell Booker, by Deed Book 250, Page 818, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 1, Township 21 South, Range 3 West, and run South 1 degrees 45 seconds East 210 feet; thence run East parallel with the South line of said 1/4-1/4 Section 525 feet; run thence South parallel with the East line of said 1/4-1/4 Section 160 feet to the point of beginning of the parcel herein described; thence continue South parallel with the East line of 1/4-1/4 Section 50 feet; thence run East, parallel with the South line of the 1/4-1/4 Section 75 feet; thence run North parallel with the East line of the said 1/4-1/4 Section 50 feet; thence run West, parallel with the South line of 1/4-1/4 Section, 75 feet to the point of beginning.

LESS AND EXCEPT THAT PORTION conveyed to Johnny Brown and Celestine Brown, by Deed Book 345, Page 712, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Beginning at NW corner of NW 1/4 of SW 1/4 of Section 1, Township 21 South, Range 3 West, running South 1 degree 45 seconds East 210 feet; thence East parallel with the North line of said 1/4 - 1/4 Section 600 feet to the point of beginning; thence continue East parallel with the North line of said 1/4 - 1/4 Section 75 feet; thence run in a Southerly direction parallel with the East line of said 1/4 - 1/4 Section 255 feet; thence run in a Westerly direction parallel with the North line of said 1/4 - 1/4 Section 75 feet; thence run in a Northerly direction parallel to the East line of said 1/4 - 1/4 Section 255 feet to the point of beginning.

LESS AND EXCEPT THAT PORTION conveyed to Charlie Hale and wife, Rosalie Hale, by Deed Book 208, Page 364, being more particularly described as follows:

Beginning at the NW corner of NW 1/4 of SW 1/4, Section 1, Township 21 South, Range 3 West, and run South 1 degree 45 minutes East 210 feet; thence East and parallel with said 40 line 525 feet; thence in a Southerly direction and parallel with said 40 line 255 feet; thence in an Easterly direction and parallel with said 40 line 75 feet to point of beginning; thence in a Southerly direction and parallel with said 40 line 210 feet; thence in an Easterly direction and parallel with said 40 line 75 feet; thence in a Northerly direction and parallel with said 40 line 210 feet; thence in a Westerly direction parallel with said forty line 75 feet to point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/28/2023 10:20:58 AM
 \$29.00 JOANN
 20230228000054670

Allen S. Byrd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Bobby Wilson
 Mailing Address Unknown

Grantee's Name API Hwy 31
 Mailing Address 2000 Lay Dam Rd
Clanton AL 35045

Property Address Vacant
Alabaster

Date of Sale 2/3/22
 Total Purchase Price \$ 1000.00

or
 Actual Value \$

or
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print Mike T. Atkinson

Unattested

(verified by)

Sign Mike T. Atkinson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1